

# OWEN QUARTER HORSES ANNEXATION

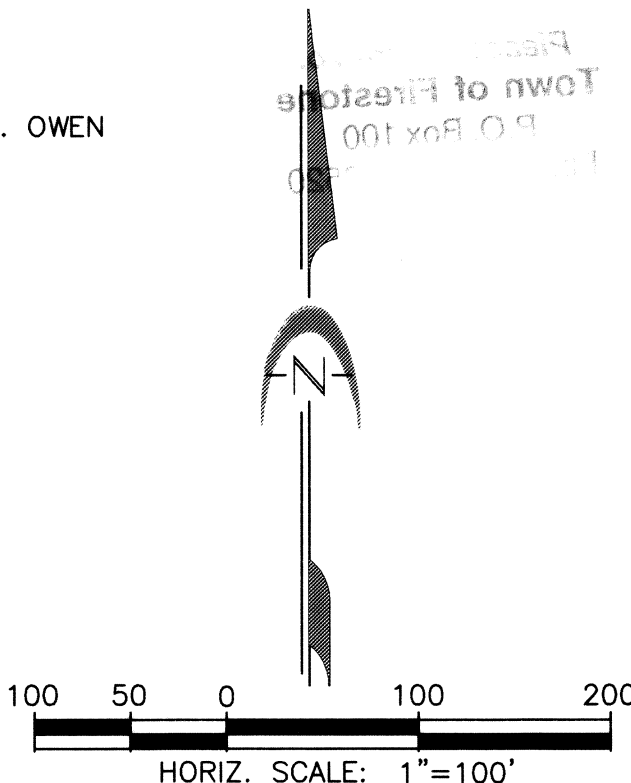
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

## OWNERS:

J. ALAN OWEN & CANDACE C. OWEN  
9477 WCR #15  
LONGMONT, CO 80504  
(720) 233-3708

JACQUELINE OWEN  
994 CAMBRIDGE AVENUE  
SUNNYVALE, CA 94087

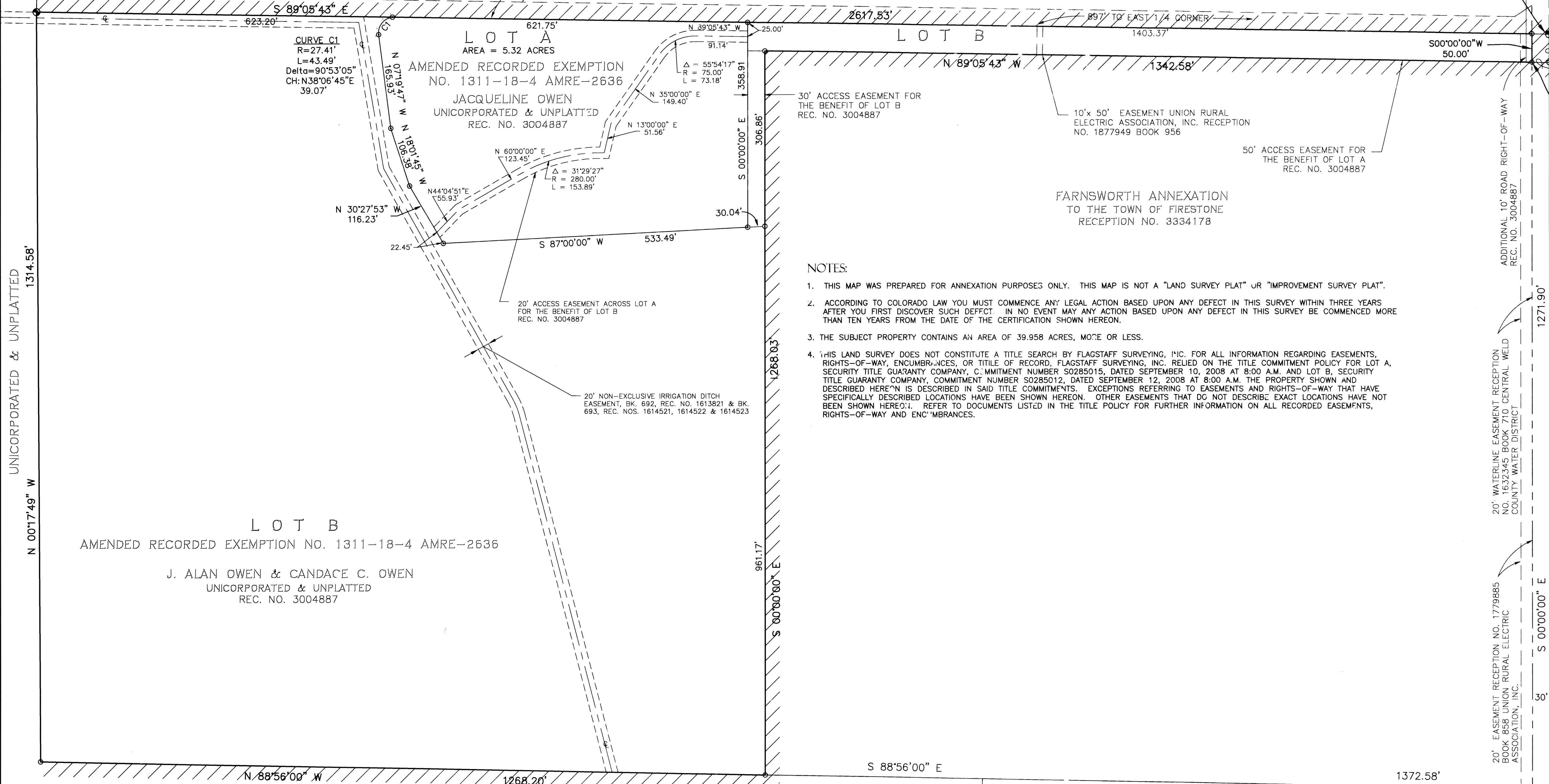


CENTER OF SECTION 18 T 2 N, R  
67 W FOUND #6 REBAR WITH 2"  
ALUMINUM CAP LS 23500

KUGEL ANNEXATION  
TO THE TOWN OF FIRESTONE  
REC. NO. 3427729

30' EASEMENT AND RIGHT OF WAY GRANTED TO  
JAMES ALAN & CANDACE C. OWEN JUNE 5,  
2002 RECEPTION NO. 2958359

EAST QUARTER CORNER OF  
SECTION 18, T 2 N, R 67 W  
FOUND 3 1/4" BRASS CAP IN  
RANGE BOX, TOP OF CAP ILLEGIBLE



## NOTES:

1. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY. THIS MAP IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THE SUBJECT PROPERTY CONTAINS AN AREA OF 39.958 ACRES, MORE OR LESS.
4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FLAGSTAFF SURVEYING, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, FLAGSTAFF SURVEYING, INC. RELIED ON THE TITLE COMMITMENT POLICY FOR LOT A, SECURITY TITLE GUARANTY COMPANY, COMMITMENT NUMBER S0285015, DATED SEPTEMBER 10, 2008 AT 8:00 A.M. AND LOT B, SECURITY TITLE GUARANTY COMPANY, COMMITMENT NUMBER S0285012, DATED SEPTEMBER 12, 2008 AT 8:00 A.M. THE PROPERTY SHOWN AND DESCRIBED HEREIN IS DESCRIBED IN SAID TITLE COMMITMENTS. EXCEPTIONS REFERRING TO EASEMENTS AND RIGHTS-OF-WAY THAT HAVE SPECIFICALLY DESCRIBED LOCATIONS HAVE BEEN SHOWN HEREON. OTHER EASEMENTS THAT DO NOT DESCRIBE EXACT LOCATIONS HAVE NOT BEEN SHOWN HEREON. REFER TO DOCUMENTS LISTED IN THE TITLE POLICY FOR FURTHER INFORMATION ON ALL RECORDED EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES.

## LEGEND:

- FOUND #5 REBAR WITH ALUMINUM CAP LS 27615
- FOUND ALIQUOT MONUMENT AS INDICATED
- /// EXISTING TOWN LIMITS

SIoux CT.  
60' R.O.W.

LOT 20 ALAN & MARIE HLAVA  
REC. NO. 2506992  
CASAGRANDE ESTATES - FIRST  
ADDITION BK 14, BK 47A

## BOUNDARY CONTIGUOUS WITH THE TOWN OF FIRESTONE:

PERIMETER OF ANNEXATION PARCEL = 7860.92 FEET  
REQUIRED 1/6 TH CONTIGUOUS PERIMETER = 1310.15  
FEET PERIMETER CONTIGUOUS = 6546.34 FEET

## BASIS OF BEARINGS:

ASSUMED NORTH 89°05'43" WEST, ALONG THE NORTH LINE  
OF THE SOUTHEAST QUARTER OF SECTION 18, BETWEEN  
THE SURVEY MARKERS DESCRIBED HEREON.

## SURVEYOR'S STATEMENT:

I, STEVEN JOHN SELLARS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP  
WAS PREPARED UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE  
REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE MAP CONFORMS TO  
COLORADO STATUTES PERTAINING TO ANNEXATIONS.

STEVEN J. SELLARS  
REGISTERED LAND SURVEYOR  
COLORADO PLS #27615  
DATE 2-2-2009

LAWSON ANNEXATION  
TO THE TOWN OF FIRESTONE  
BOOK 1511, PAGE 534

ZADEL ANNEXATION  
TO THE TOWN OF FIRESTONE  
RECEPTION NO. 2519580

## OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES ALAN OWEN, CANDACE CARR OWEN AND  
JACQUELINE OWEN, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED  
LAND, TO WIT:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF  
SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF  
WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 18;

THENCE S 00°00'00" W ALONG SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18,  
A DISTANCE OF 50.00 FEET;

THENCE N 89°05'43" W A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY  
RIGHT-OF-WAY LINE OF FRONTIER STREET (WELD COUNTY ROAD NO. 15) AND THE POINT OF  
BEGINNING;

THENCE N 89°05'43" W, PARALLEL WITH AND 50.00' DISTANT FROM THE NORTH LINE OF THE  
SOUTHEAST QUARTER, A DISTANCE OF 1342.58 FEET;

THENCE S 00°00'00" E A DISTANCE OF 1268.03 FEET TO A POINT ON THE SOUTH LINE OF THE  
NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18;

THENCE N 88°56'00" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, A DISTANCE OF 1268.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;

THENCE N 00°17'49" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, A DISTANCE OF 1314.58 FEET TO THE CENTER ONE-QUARTER CORNER OF SECTION 18;

THENCE S 89°05'43" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, A  
DISTANCE OF 2617.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRONTIER  
STREET (WELD COUNTY ROAD NO. 15)

(CONT.)

THENCE S 00°00'00" W ALONG THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE  
POINT OF BEGINNING;

CONTAINING 1,740,576 SQUARE FEET OR 39.958 ACRES MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF "OWEN  
QUARTER HORSES ANNEXATION"

OWNERS:

BY: JAMES ALAN OWEN BY: CANDACE CARR OWEN BY: JACQUELINE OWEN

## NOTARY CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF April  
A.D. 2009, BY JACQUELINE OWEN.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES June 27, 2011

## TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE OWEN QUARTER HORSES ANNEXATION WAS APPROVED ON THE  
22<sup>nd</sup> DAY OF January 20 09 BY ORDINANCE NO. 705 AND THAT  
THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY  
ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL  
PURPOSES INDICATED THEREON.

MAYOR JUDY L. HEGWOOD  
ATTEST: TOWN CLERK

## NOTARY CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF WELD )

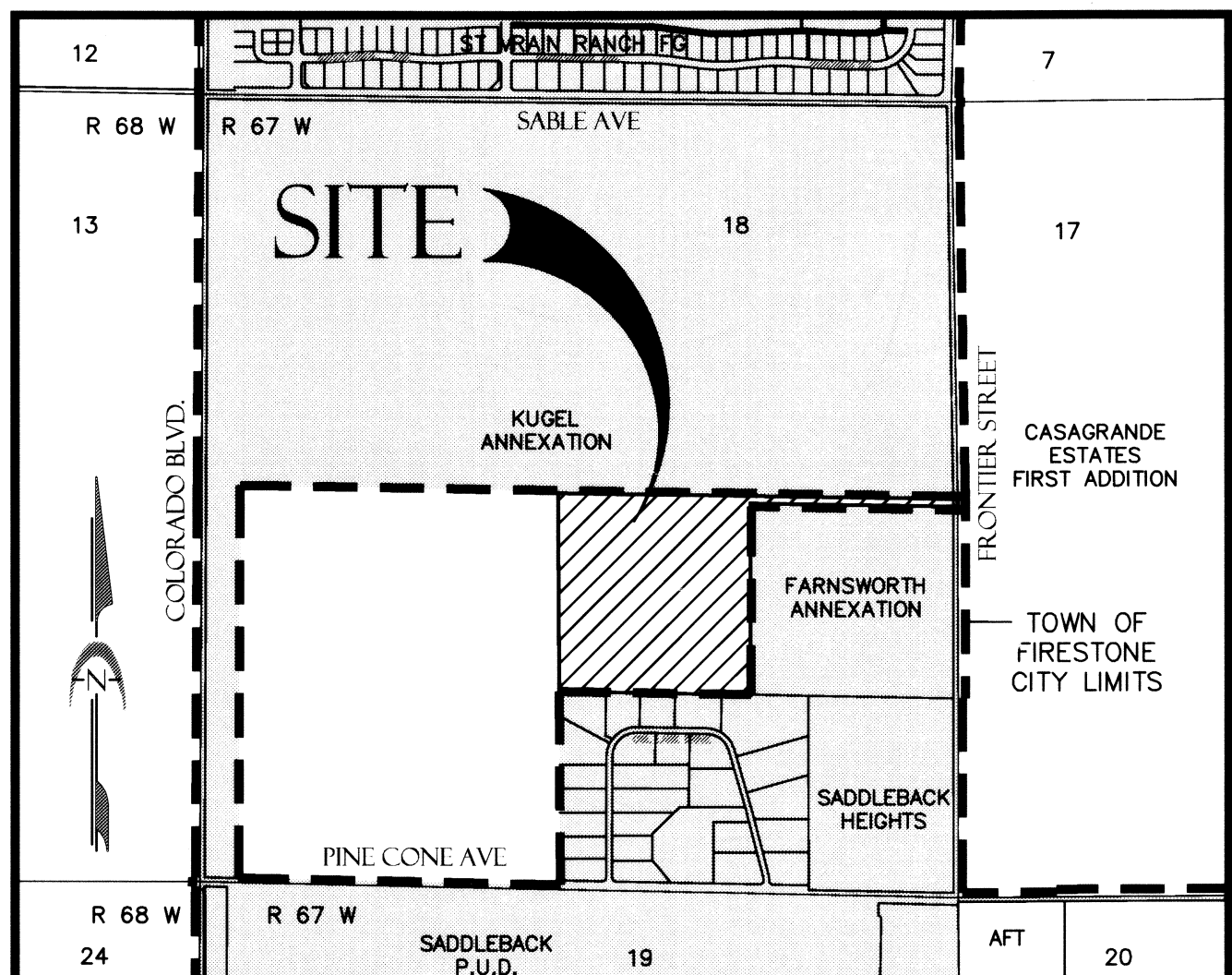
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF April  
A.D. 2009, BY JAMES ALAN OWEN AND CANDACE CARR OWEN.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 21, 2013

MELISSA LEYBA-FARNWORTH  
NOTARY PUBLIC  
STATE OF COLORADO



VICINITY MAP

1"=1200'

Flagstaff Surveying, Inc.  
TABLE MESA SHOPPING CENTER  
637 SOUTH BROADWAY, SUITE C  
BOULDER, COLORADO 80305  
(303) 499-9737

FIRESTONE INFORMATION BLOCK	
ANNEXATION	
NAME OF SUBMITTAL:	OWEN QUARTER HORSES
TYPE OF SUBMITTAL:	ANNEXATION PLAN
FILE NUMBER:	
PREPARATION DATE:	02/14/09
REVISIONS DATE:	09/17/08
REVISIONS DATE:	10/23/08
REVISIONS DATE:	01/30/09
REVISIONS DATE:	#
REVISIONS DATE:	#